

**Monclova Township Zoning Commission**  
**Regular Meeting**  
**Summary of Discussion**

**Monday, September 26, 2022**

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The duly posted meeting of the Monclova Township Zoning Commission commenced at approximately 5:30 PM with the Pledge of Allegiance to the Flag.

**Roll Call of Zoning Commission Members:**

Present: Adam Hoff, Cathy Shepherd, Dan Grna, Tom Baker, Keith Trettin, and James Lindsay

Absent: None

Alternate will not have voting rights at this meeting

Staff Present: Recording Secretary Kathleen Stewart Kuns and Zoning Administrator Eric Wagner.

**Record of Proceedings:**

Trettin moved, Shepherd seconded, to suspend the reading of the January 24, 2022 minutes and approve as submitted by the Recording Secretary.

Roll Call: Hoff, yes; Shepherd, yes; Grna, yes; Baker, yes; Trettin, yes; Lindsay, yes.

**Public Hearing:**

Chair stated that the purpose of tonight was to consider a zoning change request from R-1 Single Family Residential Planned Unit Development (PUD) to C-1 Neighborhood Commercial for property known as 3455 Strayer Road/taxing district #38-51207; Applicant: Daniel Brown; Agent: Bianca Weaver.

Zoning Administrator Wagner gave a review.

Trettin asked if the property was included in the original Fox Hollow PUD.

Wagner stated that this property has its own “Z” file. Continues to be a Special Use.

Trettin: Is this parcel part of open space for PUD, meaning was this included as part of open space calculation? If we are taking this parcel out a part of the PUD, does this change the original PUD?

Wagner commented on this being in its own plat; calculations may have been different.

Trettin inquired about changing the boundary of the PUD request. Taking the land out of the PUD and change the zoning.

Hoff suggested hearing from applicant and then continue discussion on PUD.

Brandon Rykoff, 1119 Adams Street, Toledo, was sworn in. Gave a review of the property.

Late 1993 – addition to the existing subdivision. Has its own separate PUD because it was approved and built after the original PUD. Approved and designed for Sunshine Children’s Home. Several years ago the sprinkler system destroyed interior. The group home did not rebuild. There are no ceilings; walls are down to the studs. Platted as group home use. About one year ago went before the BZA and was denied a special use permit for an addiction rehabilitation home. This request is a plan B.

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1 It can be retrofitted as an office use – doctor, financial advisor (Rykoff gave a list of possible  
2 uses). Asking for C-1 as it sits to the north of more intensive use, C-3; also the church which can  
3 be an intensive use. C-1 would be less intensive. Nice office building, low traffic. Low intensity  
4 use. Understood desires of community from the last meeting with neighbors. They are building  
5 towards something the neighborhood wants. Hard to market property until it is known what  
6 eventual zoning classification it will be. Not out of character for neighborhood. Stressed that to  
7 build a group home that is no longer allowed as a group home, is not a win-win. Wants to put  
8 property back in to productive use.  
9

10 Mark Berringer 4427 \_\_\_ Toledo, was sworn in. Real Estate agent stated that the proposal  
11 would be a good fit into the neighborhood.  
12

13 Hoff asked for questions from the Zoning Commission to Rykoff.  
14 Trettin-Why not a Special Use Permit?  
15 Rykoff-Currently classified as R-1 - limited in special uses. Offices not allowed in R-1. Their  
16 BZA request from several months ago was very controversial. Does not believe under R-1 that  
17 he could have asked for an office use.  
18

19 Shepherd received confirmation that outside will be maintained. Only altering interior once  
20 zoning is decided.  
21 Hoff commented that Rykoff mentioned vet services, but not allowable.  
22 Rykoff-Went off the cuff, he misspoke.  
23

24 Hoff received confirmation that it has its own separate plat. Designed two or three years after  
25 original plat.  
26

27 Trettin commented on technical issue, changing boundary of PUD.  
28 Shepherd – If part of original, what was the intent of the land before it was platted on its own.  
29 Trettin-Property abutting commercial would have buffering requirements, etc.  
30 If you could do a special use permit within PUD, it wouldn't alter the PUD.  
31 Rykoff-Significant screening against residential.  
32 Trettin-75 feet from property line – buffer needs to be coming from subject property. Cannot  
33 rely on the residential property providing the buffer.  
34 Rykoff-There's room to screen and they would facilitate that.  
35 Rykoff added that the subject parcel could stay in a PUD. 10% of PUD can be designated as  
36 something other; non-traditional use. The group home was under that guide, he's assuming.  
37 Wagner gave specifics to designated open space of Strayer Farms/Fox Hollow.  
38

39 Hoff asked if there was any testimony in favor.  
40 Hoff asked if there was anyone in opposition to the request for change.  
41

42 Mark Lawes, 6709 West Meadows Lane. He is part of the common lot line, lot #6. C-1 could  
43 affect him depending on what ultimately moves in. Physicians' office, ok. But higher traffic  
44 office he would not like. Concerned about parking.

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2 Wagner read into record the permitted uses at 6:10 PM.  
3 Rykoff-Regarding parking – code requires 1 spot for every 400 square feet. We have enough  
4 parking, but could pave a little an additional paved area further off the existing drive. Believes  
5 20 spaces is acceptable for the low intensity use they would like.  
6  
7 Amy Jankowski, 6659 West Meadows, asked about continuance of HOA dues.  
8 Rykoff-Would continue to pay for two shares/lots.  
9 Trettin received confirmation that straight zoning or PUD, they would continue to be responsible  
10 for Association dues.  
11  
12 Hoff moved to close that portion of the hearing that accepts public testimony. Seconded by  
13 Trettin.  
14 Roll Call: Hoff, yes; Shepherd, yes; Grna, yes; Baker, yes; Trettin, yes.  
15  
16 Chair called for questions or comments from the Commission.  
17  
18 Trettin reiterated concerns about removing from PUD. Hearing that the applicant’s agent would  
19 be amenable to staying in the PUD would mitigate concerns.  
20  
21 Hoff queried if staying in PUD would create any issues? Wagner didn’t believe it would.  
22 Hoff want to make sure there is a clear title  
23 Rykoff-Supported informed decision. From their standpoint, as long as Zoning Change occurs  
24 so they can move forward with interior changes and construction. Suggests moving forward and  
25 would be grateful, entertaining either option.  
26  
27 No other ZC members had questions.  
28 Hoff-If commercial, a part of JEDD? Wagner quoted from township policy (6:20 PM).  
29 Parking discussion. Wagner stated that subject parcel has about 16 parking spaces.  
30 Rykoff-Has large garage as well.  
31 Hoff asked about paved drop-off area by side of road.  
32 Wagner stated that this is a township road while Lawes commented on the area being constructed  
33 for school bus use.  
34  
35 Discussion continued regarding maintaining PUD designation.  
36  
37 Shepherd asked for clarification – What we are seeking is C-1 PUD.  
38 Trettin moved to the hearing to October 24<sup>th</sup> at 5:30 PM; seconded by Shepherd.  
39  
40 Roll Call: Hoff, yes; Shepherd, yes; Grna, yes; Baker, yes; Trettin, yes.  
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42 There are no additional matters before the board.  
43  
44 **Adjournment:**

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1 Grna moved, Shepherd seconded, to adjourn at approximately 6:40 PM.  
2 Roll Call: Hoff, yes; Shepherd, yes; Grna, yes; Baker, yes; Trettin, yes.

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4 Submitted:

5 Kathleen Stewart Kuns  
6 Support Staff/Recording Secretary

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8 Accepted:

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Adam Hoff, Chair

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Cathy A. Shepherd, Vice Chair

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Daniel Grna

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Keith Trettin

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19 \_\_\_\_\_  
James Lindsay

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Brian Chandley, Alternate

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Roll calls taken in random order. Official minutes will display signatures. This meeting was electronically recorded. Audio is available at [monclovatwp.org](http://monclovatwp.org) during that same calendar year. Also on file in the Office of the Fiscal Officer in accordance with the township's Records Retention Schedule.